

City of Minneapolis
CPED - Public Land Sale and Acquisition Form

Section I. Property Information

PROJECT COORDINATORS COMPLETE SECTION I.

ENTIRE FORM MUST BE COMPLETED PRIOR TO MARKETING PROPERTY

PLEASE ATTACH MAP OF SUBJECT PROPERTY AND ALL ADJACENT PARCELS

Submitted by: Theresa Cunningham

Phone #: 612.673.5237

Form Initiated Date: 3/31/2011

Complete by Date: ASAP

1. Address: 907 & 907 1/2 - 18 1/2 Avenue NE

2. Property Identification Number (PIN): 11-029-24-44-0085 & 11-029-24-44-0161 respectively

3. Lot Size: 35' X 74' = 2,590 sf and 35' X 43' = 1,505 + the to be vacated alley bisecting the parcels

4. Current Use: Vacant Land

5. Current Zoning: R4

6. Proposed future use (include attachments as necessary): Land to be assembled with developer's (ArtSpace) land to complete a redevelopment site for the ArtSpace Jackson Flats low income housing tax credit development project. See attached map which provides an area view of the development site.

7. List addresses of adjacent parcels owned by CPED/City: None

8. Project Coordinator comments: _____

PROJECT COORDINATOR: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Section II. Zoning Review

9. Lot is Buildable for any structure ☒ Non-Buildable for any structure ☒

Explain: 907 1/2 18th 1/2 Ave NE property does not have frontage on a public street; a buildable lot must have frontage on a public street or an easement to access a public street. 907 18 1/2 Ave is buildable = single-family dwellings are a permitted use in the R4 zoning district. The minimum lot area for a SFD is 5,000 square feet; the minimum lot width is 40 feet. This parcel is nonconforming as to lot area and lot width, but a single family home may be built per the lot of record exception in 531.100.

10. Will any land use applications be required to achieve the **proposed** future use noted in item 6?

Yes ☒ No ☐ If yes, what applications? At minimum, a conditional use permit for a multiple family dwelling, five units or more, site plan review and an application to vacate the alley will be required.

11. Comments: _____

Completed by: Aly Pennucci Date: 4/1/2011

ZONING STAFF: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Section III. Community Planning Review

12. List adopted small area plan(s) in effect for parcel: Central Avenue Small Area Plan

13. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: The Minneapolis Plan shows this site as "urban neighborhood" which is primarily residential. The Central Avenue Small Area Plan is more specific, guiding this site for "medium density housing". This project is consistent with both land use and other guidance from both plans.

14. Is future land use proposed in item 6 consistent with future land use plans?

Yes ☒ No ☐ If no, why not? _____

15. Does the City own adjacent parcels that could be combined with this parcel to create a larger development?

Yes ☐ No ☒ If yes, explain possible development scenarios _____

16. Is parcel identified in adopted plans as a catalyst/essential site for future development?

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Yes ☒ No ☐ If Yes, what type of development? Medium density residential,
supporting the Central Avenue corridor. This project is consistent with that role.

Comments: _____

Completed by: Haila Maze Date: 4/1/2011

COMMUNITY PLANNER: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Planning Director Review
Date: 4/7/2011

by: Jason Wittenberg on behalf of Barb Sporlein

PLANNING DIRECTOR:

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Multi-Family Housing Staff Comments

by: Wes Butler Date: 4/7/2011

Comments: MF Housing concurs with this sale.

Single-Family Housing Staff Comments

by: Elfric Porte, II Date: 4/7/2011

Comments: SF supports the disposition strategy as proposed.

Real Estate Development Services Staff Comments by: Darrell Washington Date: 4/7/2011

Comments: REDS supports the disposition strategy as proposed

Business Development Staff Comments

by: Kirsten Guild Date: 4/11/2011

Comments: Business Development supports this proposed sale for further assembly of the JacFlats development property.

Economic Development Director Review

by: Cathy Polasky Date: 4/16/2011

PLEASE CHECK ONE BOX:

☒ **PROCEED** to market the property as proposed

Project Coordinator: Contact Community Planner (in Section III) in advance of CD Committee hearing to acquire City Planning Commission finding of consistency with *The Minneapolis Plan for Sustainable Growth*

☐ **HOLD** this property for discussion at next available Director's Meeting

Note: If there is policy conflict or strategic options outlined in this form, this land sale must be discussed at a Director's Meeting so that a decision on whether or not to proceed can be made

Director's Notes (reason for **HOLD** status): _____

Housing Director Review

by: Tom Streitz Date: 4/18/2011

EMAIL COMPLETED FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US